

071.0

0002

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

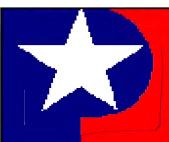
Total Card / Total Parcel

USE VALUE:

1,337,500 / 1,337,500

ASSESSED:

1,337,500 / 1,337,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
83		BEVERLY RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KATZIN PETER J / TRUSTEE	
Owner 2: PETER J KATZIN 2017 TRUST	
Owner 3:	

Street 1: 83 BEVERLY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

<b>PREVIOUS OWNER</b>	
Owner 1: KATZIN PETER -	
Owner 2: -	
Street 1: 83 BEVERLY RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

<b>NARRATIVE DESCRIPTION</b>	
This parcel contains .318 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Wood Shingle Exterior and 2373 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

<b>OTHER ASSESSMENTS</b>	
Code	Descrip/No
	Amount
	Com. Int

<b>PROPERTY FACTORS</b>	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	
	Exempt
	water
	Sewer
	Electri
	Topo
	1
	Level
	Street
	Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13850	Sq. Ft.	Site			0	70.	0.90	4			View	50					877,276						877,300	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					45392	
101	13850.000	460,200		877,300	1,337,500					GIS Ref	
										GIS Ref	
										Insp Date	
										10/22/18	

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT								Parcel ID	071.0-0002-0022.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	460,200	0	13,850.	877,300	1,337,500		Year end	12/23/2021
2021	101	FV	446,500	0	13,850.	877,300	1,323,800		Year End Roll	12/10/2020
2020	101	FV	446,200	0	13,850.	877,300	1,323,500	1,323,500	Year End Roll	12/18/2019
2019	101	FV	358,100	0	13,850.	877,300	1,235,400	1,235,400	Year End Roll	1/3/2019
2018	101	FV	358,100	0	13,850.	751,900	1,110,000	1,110,000	Year End Roll	12/20/2017
2017	101	FV	358,100	0	13,850.	701,800	1,059,900	1,059,900	Year End Roll	1/3/2017
2016	101	FV	358,100	0	13,850.	601,600	959,700	959,700	Year End	1/4/2016
2015	101	FV	349,700	0	13,850.	538,900	888,600	888,600	Year End Roll	12/11/2014

**SALES INFORMATION**

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif			Notes			
KATZIN PETER,	1553-188	1	1/3/2020	Convenience		1	No	No						
REARDON WILLIAM	1211-132		9/24/1999		600,000	No	No							
	926-166		10/1/1979		125,000	No	No	Y						

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/12/2021	60	Solar Pa	4,000	C					10/22/2018	Meas/Inspect	BS	Barbara S
									4/11/2009	Meas/Inspect	345	PATRIOT
									6/19/2000	MLS		
									11/2/1999	Mailer Sent		
									10/13/1999	Measured	267	PATRIOT
									7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

Total AC/Ha: 0.31795 Total SF/SM: 13850 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 877,276 Spl Credit: Total: 877,300

**EXTERIOR INFORMATION**

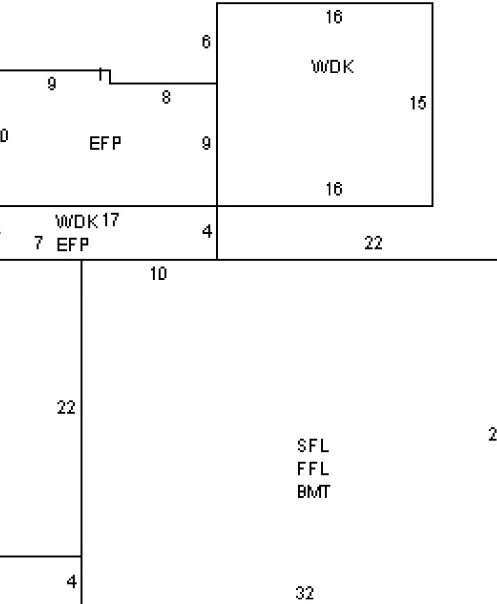
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	2	Rating: Fair

**COMMENTS**

OF=SINK INBMT & SINK ON SFL. FRPL IN BMT=NO FLU.

**SKETCH****GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1946
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****26.4 %****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Depreciated Total:****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****No Unit:****RMS:****BRS:****FL:****1****7****3****M****Totals****1****7****3****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****Before Depr:****204.86****Special Features:****0****Val/Su Net:****119.53****Final Total:****460200****Val/Su SzAd:****225.54****MOBILE HOME**

Make:

Model:

Serial #

Year:

Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1990	0.00	T	23.2	101						

**PARCEL ID** 071.0-0002-0022.0

More: N

Total Yard Items:

Total Special Features:

Total:

**IMAGE****AssessPro Patriot Properties, Inc**